



King County

Department of Development and Environmental Services
Land Use Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219
206-296-6600 TTY 206-296-7217

Reasonable Use Exception:
Application

Alternative formats available
upon request

GENERAL INFORMATION (To be completed by DDES)	
File No.:	
Project Name:	
Applicant Name:	
Address of Property:	
Zoning of Property:	
Acreage of Property:	
S.T.R.:	
Tax ID No.:	
Mapped Sensitive Areas:	
Related DDES Files:	

Applicant: Do not write above this line

Note for applicants preparing this application form:
The burden is on the applicant to provide adequate justification supporting a reasonable use exception request. In order to approve this application, the Responsible Official must find that the request meets the criteria for approval as specified in King County Code (K.C.C.) 21A.24.070.

Applicants must answer the following questions accurately and concisely. As necessary, use additional pages for detailed explanations and/or attachments that support this request.

1. Describe the development proposal and purpose of this request.

2. Are there any other applications filed with DDES regarding this development proposal? ☐ Yes ☐ No If yes, list DDES Permit File Numbers.

3. Explain how the application of specific Sensitive Area regulations would deny all reasonable use of the property. "Reasonable Use" is a legal concept that has been articulated by federal land state courts in regulatory taking cases. (See K.C.C. 21A.06.950.)

4. Are there any other reasonable uses that could be established on the subject property with less impact on the sensitive areas? ☐ Yes ☐ No Explain.

5. Justify that the proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site.

6. What probable impacts to public health, safety or welfare on or off the development proposal site will result from this development proposal?

7. Explain what alterations are proposed to the sensitive area or its buffer. If any such alterations are proposed, a mitigation plan must be submitted with this application.

8. Are the proposed alterations to sensitive areas the minimum necessary to allow for reasonable use of the property? ☐ Yes ☐ No Explain.
9. If alterations to a sensitive area are proposed, explain how the proposal complies with the criteria for a mitigation plan. (Note: Mitigations are referenced in K.C.C. 21A.24.130.)
10. List the State Environmental Policy Act (SEPA) documents which have been prepared for this development proposal, if any.
11. List the Special Studies which have been prepared for this development proposal, if any.

Applicants may submit any additional information (sensitive areas studies, sketches, site plans, engineering reports, petitions, photographs, etc.) which may justify, clarify, or assist in the review of the requested Reasonable Use Exception. LUSD may, at any time, request further information or studies for these purposes.

Name of the person who prepared the Reasonable Use Exception application:

Print Name	Date prepared
Signature	

Check out the DDES Web site at www.metrokc.gov/ddes